042.0	0007	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	761,000	/	761,000
USE VALUE:	761,000	/	761,000
ASSESSED:	761,000	/	761,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAHILL THOMAS H &
Owner 2:	DAHILL PATRICIA
Owner 3:	
Street 1:	223 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAHILL THOMAS H -
Owner 2:	-
Street 1:	223 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,232 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2360 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4232.000	362,000	5,200	393,800	761,000
Total Card	0.097	362,000	5,200	393,800	761,000
Total Parcel	0.097	362,000	5,200	393,800	761,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.46 | /Parcel: 322.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29739
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!3605!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,900	5200	4,232.	393,800	760,900	760,900	Year End Roll	12/18/2019
2019	101	FV	287,700	5200	4,232.	418,400	711,300	711,300	Year End Roll	1/3/2019
2018	101	FV	287,700	5200	4,232.	305,200	598,100	598,100	Year End Roll	12/20/2017
2017	101	FV	287,700	5200	4,232.	265,800	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	287,700	5200	4,232.	226,400	519,300	519,300	Year End	1/4/2016
2015	101	FV	271,100	5200	4,232.	221,500	497,800	497,800	Year End Roll	12/11/2014
2014	101	FV	271,100	5200	4,232.	182,100	458,400	458,400	Year End Roll	12/16/2013
2013	101	FV	271,100	5200	4,232.	173,300	449,600	449,600		12/13/2012

PRINT

Date	Time
12/10/20	18:48:57

LAST REV

Date	Time
04/26/19	13:01:01
apro	
3605	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAHILL THOMAS H	67726-277		8/1/2016	Convenience	1	No	No		
	6503-119		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/18/2009	Meas/Inspect	189	PATRIOT
3/21/2000	Inspected	270	PATRIOT
3/3/2000	Measured	268	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4232		Sq. Ft.	Site		0	80.	1.16	1			Med. Tr	-10					393,812						393,800	

Total AC/HA: 0.09715 | Total SF/SM: 4232 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,812 | Spl Credit | Total: 393,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14458311
Const Adj.:	1.02201784
Adj $ / SQ:	152.072
Other Features:	72250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524671
Depreciation:	162648
Depreciated Total:	362023

COMMENTS

OTHER FIX=SINK IN SFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

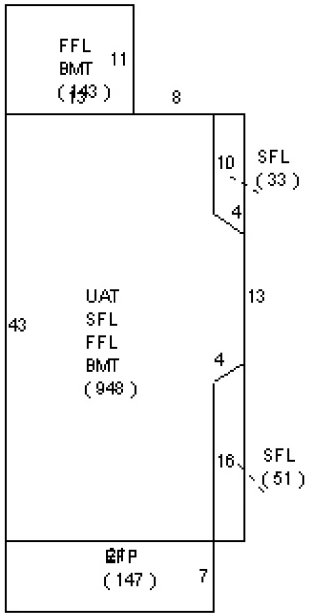
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.28
Special Features:	0	Val/Su Net:	100.61
Final Total:	362000	Val/Su SzAd	170.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,091	45.620	49,773
FFL	First Floor	1,091	152.070	165,911
SFL	Second Floor	1,032	152.070	156,938
UAT	Upper Attic	237	106.450	25,229
EFP	Enclos Porch	147	46.750	6,873

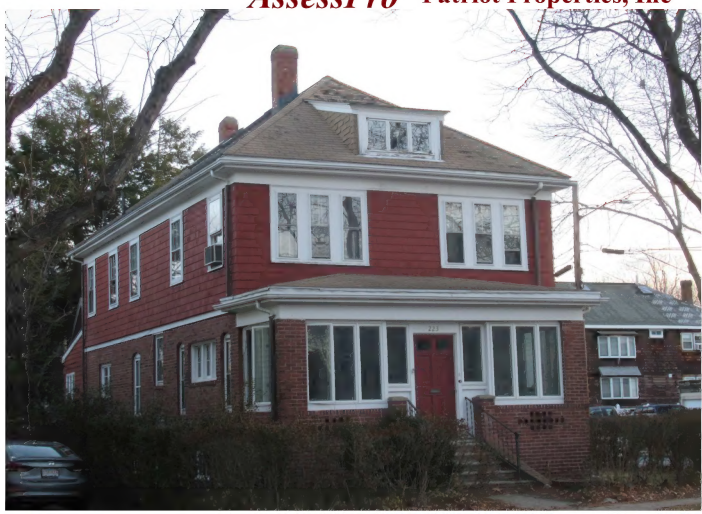
Net Sketched Area:	3,598	Total:	404,724
Size Ad	2123	Gross Are	4309	FinArea	2360
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X18	A	AV	1922	24.14	T	40	101			5,200			5,200

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200